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|                           |                                 |                              |                    |
|---------------------------|---------------------------------|------------------------------|--------------------|
| <b>MLS #</b>              | <a href="#">513955</a>          | <b>AG Bedrooms</b>           | 4                  |
| <b>Status</b>             | Active                          | <b>Total Bedrooms</b>        | 4.00               |
| <b>Type</b>               | Single Family OnSite Blt        | <b>AG Full/Half Bath</b>     | 4 / 0              |
| <b>Address</b>            | 10 Hampton<br>Wichita, KS 67206 | <b>T Full/T Half/T Baths</b> | 4 / 0 / 4          |
| <b>County</b>             | Sedgwick                        | <b>Approx AGLA/Src</b>       | 3537 / Appraiser   |
| <b>Area</b>               | 405                             | <b>Approx BFA/Src</b>        | 0.00 / Court House |
| <b>Subdivision</b>        | EASTBOROUGH                     | <b>TFLA</b>                  | 3,537              |
| <b>Asking Price</b>       | \$479,900                       | <b>Garage Size</b>           | 2                  |
| <b>Class</b>              | Residential                     | <b>Original Price</b>        | \$484,900          |
| <b>Elem School</b>        | Price-Harris                    | <b>Levels</b>                | One Story          |
| <b>Middle School</b>      | Coleman                         | <b>Basement</b>              | None               |
| <b>High School</b>        | East                            | <b>Approximate Age</b>       | 51 - 80 Years      |
| <b>Lot Size/SqFt</b>      | 39,380                          | <b>Year Built</b>            | 1954               |
| <b>Sale/Rent/Aucti...</b> | For Sale                        | <b>Acreage Range</b>         | 1/2 to 1 Acre      |
|                           |                                 | <b>Number of Acres</b>       | 0.90               |

**General Info**

| Level | Room Type      | Dimensions | Floor  |
|-------|----------------|------------|--------|
| M     | Master Bedroom | 16'x14'4   | Other  |
| M     | Living Room    | 23'8x15'   | Other  |
| M     | Kitchen        | 22'x14'6   | Other  |
| M     | Dining Room    | 16'x15'    | Other  |
| M     | Family Room    | 22'8x14'4  | Other  |
| M     | Bedroom        | 16'x14'4   | Other  |
| M     | Bedroom        | 15'2x13'4  | Other  |
| M     | Bedroom        | 11'8x10'6  | Other  |
| M     | Laundry        | 14'X7'4    | Other  |
| M     | Garage Space 1 | 25'7X20'8  | Con... |

|                                  |                                       |                        |     |
|----------------------------------|---------------------------------------|------------------------|-----|
| <b>Virtual Tour</b>              | <a href="#">Virtual Tour</a>          |                        |     |
| <b>Parcel ID</b>                 | 20173-114-19-0-23-01-006.00           |                        |     |
| <b>Display on Public Website</b> | Yes                                   | <b>Display Address</b> | Yes |
| <b>VOW: Allow 3rd Party Comm</b> | Yes                                   | <b>VOW: Allow AVM</b>  | Yes |
| <b>Legal</b>                     | LOT 1 EXC E 18 FT BLOCK C EASTBOROUGH |                        |     |
| <b>Directions</b>                | EAST OF WOODLAWN NORTH OF DOUGLAS     |                        |     |
| <b>Old Total Baths</b>           |                                       |                        |     |

**Features**

**APPLIANCES** Dishwasher, Disposal, Refrigerator, Range/Oven  
**BASEMENT FINISH** None  
**EXTERIOR AMENITIES** Patio  
**INTERIOR AMENITIES** Closet-Walk-In, Hardwood Floors, Vaulted Ceiling

**ARCHITECTURE** Traditional  
**EXTERIOR CONSTRUCTION** Masonry-Stone  
**LOT DESCRIPTION** Irregular  
**COOLING** Central, Electric  
**KITCHEN FEATURES** Island, Range Hood, Gas Hookup  
**MASTER BEDROOM** Master Bdrm on Main Level, Sep. Tub/Shower/Mstr Bdrm, Two Sinks  
**LAUNDRY** Main Floor, Separate Room  
**BASEMENT / FOUNDATION** Crawl Space  
**OWNERSHIP** Individual  
**WARRANTY** No Warranty Provided

**FLOOD INSURANCE** Unknown  
**ROOF** Composition  
**FRONTAGE** Paved Frontage  
**HEATING** Forced Air, Gas  
**FIREPLACE** One, Living Room  
**DINING AREA** Eating Space in Kitchen, Formal  
**UTILITIES** Sewer, Natural Gas, Public Water  
**GARAGE** Attached, Opener, Side Load  
**POSSESSION** At Closing  
**PROPOSED FINANCING** Conventional, FHA, VA

**Taxes & Financing**

|                        |        |                               |            |                                  |      |
|------------------------|--------|-------------------------------|------------|----------------------------------|------|
| <b>Assumable Y/N</b>   | No     | <b>General Property Taxes</b> | \$4,845.84 | <b>General Tax Year</b>          | 2015 |
| <b>Yearly Specials</b> | \$4.88 | <b>Total Specials</b>         | \$4.88     | <b>Currently Rented Y/N</b>      | No   |
| <b>Yearly HOA Dues</b> | \$0.00 | <b>HOA Initiation Fee</b>     | \$0.00     | <b>Earnest \$ Deposited With</b> | S1T  |

**Comments**

A FRESHLY REMODELED HOME IN EASTBOROUGH is a rare find indeed! A custom built 1 story Stone & Brick ranch, beautifully situated on a .9 acre corner lot on one of the nicest blocks in the area! Massive mature trees, an impressive circle drive and a rear load garage enhance the curb appeal. The exceptional open floor plan offers spacious rooms in all the right places, stunning décor, warm Strand Woven Bamboo flooring (Bamboo not an option when selecting floor type above) and elegant natural stone. The formal living and the family room adjoin and have a virtual wall of windows that overlook the huge patio and private rear yard. Check out the stunning kitchen with EVERYTHING NEW! Bright white mission style (soft close) cabinets, exquisite Granite counter tops and professional stainless appliances! The large master bedroom is a wonderful retreat and boasts a huge NEW bath and a cedar lined closet. The three remaining main floor bedrooms are all spacious and there is a freshly remodeled bath (4 baths total) for each! The new high efficiency HVAC and tankless water heater keep the utilities low! The rear yard is very large with enough room for anything you can imagine. Most older homes have a small garage, not this one, check out dimensions plus there are big storage closets in addition to the measurement! Schedule your appointment quick before this opportunity slips away! Fabulous homes on private lots are precious few so jump to the photos or better yet, the virtual tour and let images speak! Excerpt from website Eastborough.net: Eastborough is a city of the third class with a City Hall, a Mayor-Council government, a Police Department, a Municipal Court and many parks. In addition, we receive support from Sedgwick County. City Hall is open Monday-Friday from 9:00 AM to 5:00 PM; when closed there is an answering machine which is monitored by the Police Department. Council members and the Mayor are elected to 4 year terms on a staggered basis. City Council meetings are held the 4th Tuesday of every month unless posted otherwise and are open meetings. The Municipal Court is in session the 1st and 3rd Wednesdays of each month. The Police Department is a very important benefit to our citizens.

How Sold  
Net Sold Price  
Sale Price

Pending Date  
Closing Date

Includes Lot Y/N  
Previously Listed Y/N  
Short Sale Y/N



**For More Information Contact:**

**Frank Priest III**

**Coldwell Banker Plaza Real Estate - E Central**

[frank@wichitahouse.com](mailto:frank@wichitahouse.com)

**CELL: 316-685-7121**